

**Grantee: Memphis, TN**

**Grant: B-08-MN-47-0003**

**October 1, 2011 thru December 31, 2011 Performance Report**

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**Grant Number:**  
B-08-MN-47-0003

**Obligation Date:**  
03/06/2009

**Award Date:**  
03/06/2009

**Grantee Name:**  
Memphis, TN

**Contract End Date:**  
03/05/2013

**Review by HUD:**  
Reviewed and Approved

**Grant Amount:**  
\$11,506,415.00

**Grant Status:**  
Active

**QPR Contact:**  
Harry J. Green, Sr.

**Estimated PI/RL Funds:**  
\$202,288.29

**Total Budget:**  
\$11,708,703.29

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

The Division of Housing and Community Development has identified 10 zip codes in the City of Memphis, which, based upon available data provided by HUD and other sources, have been most impacted by home foreclosures and subprime lending. According to Chandler Reports 2007 and 2008, the 10 zip codes experienced a total of 11,827 foreclosures. While there are many distressed areas within the City of Memphis, these 10 zip codes appear to have the greatest need when data relating to HUD's three criteria, defined in Section 2301 (c)(2) of HERA, are objectively considered.

### Distribution and and Uses of Funds:

The City of Memphis Division of Housing and Community Development (HCD) has conducted an analysis to determine areas in the City that meet the Neighborhood Stabilization Program (NSP) requirements to give priority emphasis to areas of greatest need. The City collected data from a variety of resources to identify neighborhoods meeting the following criteria: (1) areas with the greatest percentage of foreclosures, (2) areas with the highest percentage of homes financed by subprime mortgage-related loans, and (3) areas identified as likely to face a significant rise in the rate of home foreclosures. The following zip codes have been determined to have the greatest need for this program: 38127, 38109, 38118, 38128, 38141, 38111, 38106, 38116, 38115, and 38114

### Definitions and Descriptions:

The City will acquire and rehab foreclosed and/or abandoned single family and multi-family sites under the Neighborhood Stabilization Program

### Low Income Targeting:

Under the program, the City of Memphis proposed the acquire one Multi Family site in one of the 10 targeted zipcodes in an effort to satisfy the 25% threshold for the low income beneficiaries.

### Acquisition and Relocation:

### Public Comment:

### Overall

**Total Projected Budget from All Sources**  
**Total Budget**  
**Total Obligated**

### This Report Period

N/A  
\$0.00  
\$0.00

### To Date

\$11,506,415.00  
\$11,506,415.00  
\$11,506,415.00



Total Funds Drawdown	\$257,568.00	\$8,481,129.26
Program Funds Drawdown	\$237,674.32	\$8,461,235.58
Program Income Drawdown	\$19,893.68	\$19,893.68
Program Income Received	\$0.00	\$202,288.29
Total Funds Expended	\$310,921.26	\$8,689,690.03
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,725,962.25	\$0.00
Limit on Admin/Planning	\$1,150,641.50	\$326,291.30
Limit on State Admin	\$0.00	\$326,291.30

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$2,876,603.75	\$2,876,604.00

## Overall Progress Narrative:

NSP Memphis continued progress on rehab of single family and multi family units. Also closed on two NSP acquisitions during the reporting period.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition	\$0.00	\$5,395,843.00	\$5,302,239.33
2, Rehabilitation	\$231,113.97	\$4,935,572.00	\$2,278,884.54
3, Administrative	\$0.00	\$600,000.00	\$326,291.30
4, Home Ownership Asst/Counseling	\$6,560.35	\$60,000.00	\$38,820.41
5, NSP Acquisition 25%	\$0.00	\$515,000.00	\$515,000.00



## Activities

**Grantee Activity Number:** CD900006.NSP.Rehabilitation

**Activity Title:** NSP Rehabilitation Costs

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/06/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

Rehabilitation

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Division of HCD

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2011**

N/A

**To Date**

\$3,112,013.08

**Total Budget**

\$0.00

\$3,112,013.08

**Total Obligated**

\$0.00

\$2,573,968.00

**Total Funds Drawdown**

\$237,936.95

\$2,120,015.98

**Program Funds Drawdown**

\$219,107.02

\$2,101,186.05

**Program Income Drawdown**

\$18,829.93

\$18,829.93

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$279,998.09

\$2,238,530.13

Division of HCD

\$279,998.09

\$2,238,530.13

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

To provide necessary rehab to properties under the NSP Program

### Location Description:

Zip Codes: 38127,38109,38128,38118,38106,38141,38115,38114,38116,38111

### Activity Progress Narrative:

Continued rehab work on remaining single family units

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	282/145

This Report Period  
Total

Cumulative Actual Total / Expected  
Total



# of Housing Units

0

276/145

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/37	0/108	5/145	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
4317 Castle Heights	Memphis		Tennessee	38141-	Not Validated / N
6241 Ridgeline Cv	Memphis		Tennessee	38115-	Not Validated / N
204 Ivan Rd	Memphis		Tennessee	38109-	Not Validated / N
4025 Wesley Forest Circle S.	Memphis		Tennessee	38109-	Not Validated / N
4135 Rainwater Dr	Memphis		Tennessee	38115-	Not Validated / N
4748 S. Milnor	Memphis		Tennessee	38128-	Not Validated / N
128 Wesley Forest Circle	Memphis		Tennessee	38109-	Not Validated / N
1763 Nelson Ave	Memphis		Tennessee	38114-	Not Validated / N
3321 Foggy Ridge Cv	Memphis		Tennessee	38115-	Not Validated / N
4043 Hodge Rd	Memphis		Tennessee	38109-	Not Validated / N
3453 Overton Crossing	Memphis		Tennessee	38127-	Not Validated / N
3977 Wesley Forest Circle S	Memphis		Tennessee	38109-	Not Validated / N
724 N.Stevens Circle	Memphis		Tennessee	38116-	Not Validated / N
3413 Cristil	Memphis		Tennessee	38118-	Not Validated / N
2998 Ridgeway	Memphis		Tennessee	38115-	Not Validated / N
4086 Far View Cv	Memphis		Tennessee	38128-	Not Validated / N
4278 Fox Race	Memphis		Tennessee	38141-	Not Validated / N
5729 Ballenmoor	Memphis		Tennessee	38141-	Not Validated / N
1210 Elkwood	Memphis		Tennessee	38111-	Not Validated / N
38 N. Humes St	Memphis		Tennessee	38111-	Not Validated / N
5355 White Diamond St	Memphis		Tennessee	38109-	Not Validated / N
4955 Fernbrook	Memphis		Tennessee	38118-	Not Validated / N
2820 Watson	Memphis		Tennessee	38118-	Not Validated / N
4616 Priscilla Ave	Memphis		Tennessee	38128-	Not Validated / N
898 E. Dempster Ave	Memphis		Tennessee	38106-	Not Validated / N
3492 Heckle	Memphis		Tennessee	38111-	Not Validated / N
3696 Naylor	Memphis		Tennessee	38128-	Not Validated / N
3033 Meadowfair	Memphis		Tennessee	38118-	Not Validated / N
671 Meadow Top Cv	Memphis		Tennessee	38141-	Not Validated / N
2952 Bannockburn Rd	Memphis		Tennessee	38128-	Not Validated / N
566 S. Greer	Memphis		Tennessee	38111-	Not Validated / N
4771 Summerview	Memphis		Tennessee	38118-	Not Validated / N
3518 Boeingshire Dr	Memphis		Tennessee	38116-	Not Validated / N
6332 Valleydale Dr	Memphis		Tennessee	38141-	Not Validated / N



178 Charter Ave	Memphis	Tennessee	38109-	Not Validated / N
3206 S. Waynoka	Memphis	Tennessee	38111-	Not Validated / N
2939 Churchill	Memphis	Tennessee	38118-	Not Validated / N
6376 S. Fawn Hollow Cv	Memphis	Tennessee	38141-	Not Validated / N
5270 Gemstone Way	Memphis	Tennessee	38109-	Not Validated / N
3736 Wnderwood Circle	Memphis	Tennessee	38128-	Not Validated / N
6619 Crystal Hill Dr	Memphis	Tennessee	38141-	Not Validated / N
4126 Raintree Cove	Memphis	Tennessee	38115-	Not Validated / N
4801 Ross Creek Dr	Memphis	Tennessee	38141-	Not Validated / N
3665 Huckleberry St	Memphis	Tennessee	38116-	Not Validated / N
4468 Ashridge Cv	Memphis	Tennessee	38141-	Not Validated / N
282 Bonita Dr	Memphis	Tennessee	38109-	Not Validated / N
1951 Prado	Memphis	Tennessee	38116-	Not Validated / N
3113 New Allen Rd	Memphis	Tennessee	38128-	Not Validated / N
4136 Cedarwood Cove	Memphis	Tennessee	38118-	Not Validated / N
1750 Macaulay Ave	Memphis	Tennessee	38127-	Not Validated / N
3317 Crain Cv	Memphis	Tennessee	38128-	Not Validated / N
6724 Burlingame Dr	Memphis	Tennessee	38141-	Not Validated / N
2853 Dodge Rd	Memphis	Tennessee	38128-	Not Validated / N
1451 E. Waldorf	Memphis	Tennessee	38106-	Not Validated / N
4047 Silverleaf	Memphis	Tennessee	38115-	Not Validated / N
2592 Supreme Ave	Memphis	Tennessee	38114-	Not Validated / N
4602 Sunvalley Dr	Memphis	Tennessee	38109-	Not Validated / N
3036 Darrow St	Memphis	Tennessee	38118-	Not Validated / N
1894 Willow Wood	Memphis	Tennessee	38127-	Not Validated / N
2664 Bay Pointe	Memphis	Tennessee	38128-	Not Validated / N
6134 Chinaberry	Memphis	Tennessee	38115-	Not Validated / N
3325 Ridgeline Cv	Memphis	Tennessee	38115-	Not Validated / N
3137 Dumbreath Rd	Memphis	Tennessee	38128-	Not Validated / N
3883 N. Trezevant	Memphis	Tennessee	38127-	Not Validated / N
709 Rosebanks	Memphis	Tennessee	38109-	Not Validated / N
4054 Auburn Rd	Memphis	Tennessee	38116-	Not Validated / N
3855 Caravel Dr	Memphis	Tennessee	38115-	Not Validated / N
3883 Wordsworth	Memphis	Tennessee	38128-	Not Validated / N
4338 Clarke Rd	Memphis	Tennessee	38115-	Not Validated / N
4423 Village Park	Memphis	Tennessee	38141-	Not Validated / N
4167 Trudy St	Memphis	Tennessee	38128-	Not Validated / N
5935 Raintree Dr	Memphis	Tennessee	38115-	Not Validated / N
3153 New Allen Rd	Memphis	Tennessee	38128-	Not Validated / N
2262 Corning	Memphis	Tennessee	38127-	Not Validated / N
1248 Mary Jane Ave	Memphis	Tennessee	38116-	Not Validated / N
4368 Fredericks Ave	Memphis	Tennessee	38111-	Not Validated / N
3444 Reynard Rd	Memphis	Tennessee	38128-	Not Validated / N

3310 Dungreen St	Memphis	Tennessee	38118-	Not Validated / N
5685 Maple Tree	Memphis	Tennessee	38115-	Not Validated / N
4542 Trout Valley Dr	Memphis	Tennessee	38141-	Not Validated / N
4175 Kenosha	Memphis	Tennessee	38118-	Not Validated / N
4877 Leven	Memphis	Tennessee	38118-	Not Validated / N
2569 Sandpiper Ave	Memphis	Tennessee	38127-	Not Validated / N
3628 Boeingshire Dr	Memphis	Tennessee	38116-	Not Validated / N
1009 Sundown Cove	Memphis	Tennessee	38109-	Not Validated / N
5008 Flanders Ave	Memphis	Tennessee	38118-	Not Validated / N
6338 Trillum Trail	Memphis	Tennessee	38141-	Not Validated / N
1067 Bourbon Pl	Memphis	Tennessee	38141-	Not Validated / N
896 Crossfield Cv	Memphis	Tennessee	38109-	Not Validated / N
1766 Whitman Rd	Memphis	Tennessee	38116-	Not Validated / N
3099 Joslyn St	Memphis	Tennessee	38128-	Not Validated / N
2011 Finley Rd	Memphis	Tennessee	38116-	Not Validated / N
3232 Magevney	Memphis	Tennessee	38128-	Not Validated / N
4274 Sunnyslope Dr	Memphis	Tennessee	38141-	Not Validated / N
3795 Vanderwood	Memphis	Tennessee	38128-	Not Validated / N
6382 Trillum Trail	Memphis	Tennessee	38141-	Not Validated / N
3742 Poplar	Memphis	Tennessee	38111-	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

#### Amount

No Other Funding Sources Found

Total Other Funding Sources

**Grantee Activity Number:** CD90006.NSP.DPA.Counseling

**Activity Title:** NSP Counseling

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

4

**Projected Start Date:**

03/06/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Planned

**Project Title:**

Home Ownership Asst/Counseling

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Division of HCD

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2011**

N/A

**To Date**

\$75,000.00

**Total Budget**

\$0.00

\$75,000.00

**Total Obligated**

\$0.00

\$60,000.00

**Total Funds Drawdown**

\$7,624.10

\$39,884.16

**Program Funds Drawdown**

\$6,560.35

\$38,820.41

**Program Income Drawdown**

\$1,063.75

\$1,063.75

**Program Income Received**

\$0.00

\$202,288.29

**Total Funds Expended**

\$18,916.22

\$51,176.28

Division of HCD

\$18,916.22

\$51,176.28

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

To provide Down Payment Assistance and Housing Counseling Services

**Location Description:**

Zip Codes: 38127,38109,38128,38118,38106,38141,38115,38114,38116,38111

**Activity Progress Narrative:**

Closed on one DPA homebuyer and provided home buyer counseling for quarter ended 12/31/11

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/145

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	5/36	0/109	5/145	100.00





# Owner Households	0	0	0	5/36	0/109	5/145	100.00
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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<b>Grantee Activity Number:</b>	<b>CD90006.NSP.Rehab 25% Set Aside</b>
<b>Activity Title:</b>	<b>NSP Multi Family Rehab. 25% Set Aside</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/06/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Planned

**Project Title:**

Rehabilitation

**Projected End Date:**

09/30/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

Division of HCD

**Overall**
**Total Projected Budget from All Sources**
**Total Budget**
**Total Obligated**
**Total Funds Drawdown**
**Program Funds Drawdown**
**Program Income Drawdown**
**Program Income Received**
**Total Funds Expended**

Division of HCD

**Match Contributed**
**Oct 1 thru Dec 31, 2011**

N/A

\$0.00

\$0.00

\$12,006.95

\$12,006.95

\$0.00

\$0.00

\$12,006.95

\$12,006.95

\$0.00

**To Date**

\$2,361,604.00

\$2,361,604.00

\$2,361,604.00

\$177,698.49

\$177,698.49

\$0.00

\$0.00

\$177,698.49

\$177,698.49

\$0.00

**Activity Description:**

Multi-Family site

**Location Description:**

Property will be located in one of the 10 targeted zip codes

**Activity Progress Narrative:**

Provided add'l rehab work on M/F units for period ended 12/31/11

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/1

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	196/37
<b># of Multifamily Units</b>	0	196/37



## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/37	0/0	0/37	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	